

QUESTIONS AND PROPOSED TEAM ASSIGNMENTS

San Pedro Waterfront

September 22 – 27, 2002

Market Potential / Market Opportunity

Jennifer Stanton

TBD

- How can economic development of the downtown San Pedro business district be carried out so that the downtown capitalizes its proximity to the port and waterfront?
- How can the waterfront development be carried out to serve as a catalyst for revitalization of the adjacent downtown and residential neighborhoods?
- What local, regional, national and international destination attractions, both public and private, might be feasible for the San Pedro waterfront?
- What is the market in the downtown and surrounding neighborhoods for residential development? What type and density? How can the existing housing stock in the neighborhoods adjacent to downtown San Pedro and its waterfront be improved?

Planning and Design

Ed Freer

Ray Kimsey

- A.1 How can the planning and design objectives for San Pedro's downtown identified in the Pacific Corridor plan be achieved?
- A.2 How can the mix of public and private uses along San Pedro's waterfront identified in the planning workshops and WATCH report be achieved?
- What public infrastructure improvements are needed to link downtown and the waterfront and to support the redevelopment efforts of both?
- How can guidelines for public and private design for the waterfront and downtown be established, coordinated and enforced so that the development objectives are achieved?

Development Strategies

Charlie Long

TBD

- What are the options for most effectively coordinating and implementing development plans for the Pacific Corridor and the waterfront?
- How can high-quality local, national and international designers, developers and investors be identified, selected and managed for the redevelopment of San Pedro and its waterfront?
- How should the City phase public infrastructure investments to optimally position San Pedro for private sector partnering in redevelopment efforts?

Implementation

Diana Gonzalez

Lisa Mitchelson

- How can elected officials, public agencies, private sector investors, community stakeholders participate and collaborate in continued development and implementation of the coordinated plan?
- What alternative structures (for governance and project management) are available to implement the coordinated downtown - waterfront development plan?
- What are the alternative methods of public and private funding available to finance redevelopment of San Pedro and its waterfront?